

**BEFORE THE MAHARASHTRA
REAL ESTATE REGULATORY AUTHORITY, MUMBAI**

Virtual Hearing held through video conference as per
MahaRERA Circular No.: 27/2020

REGULATORY CASE NO. 350 OF 2025

PROMOTER NAME RELIABLE CONSTRUCTIONS

PROJECT NAME LAXMI NAGAR

MAHARERA PROJECT REGISTRATION NO. P51800010918

ORDER

(In an extension application)

June 18th, 2025

(Date of hearing –21.05.2025-matter reserved for order)

Coram: Manoj Saunik, Chairperson, MahaRERA

Imran Faras is present for the promoter.

1. The applicant is the promoter/developer within the meaning of Section 2(zk) of the Real Estate (Regulation and Development) Act, 2016 (“**Act**”) of Real Estate Regulatory Authority (“**RERA**”) and had registered the project “LAXMI NAGAR” under section 5 of the Act bearing MAHARERA Registration No. **P51800010918** (hereinafter referred to as the “**Project**”).
2. The promoter had filed an extension application no. EXT51800025275 on 01.12.2024 (hereinafter referred to as “**extension application**”) seeking for extension of the project under section 7(3) of the Act, which was heard by this Authority on 21.05.2025, wherein the following roznama was recorded:
*“Imran Faras appeared for the Promoter.
Heard the applicant. Matter is reserved for order.”*
3. However, the Authority has noted that during the hearing, Mr. Imran Faras, representing the promoter, confirmed that construction is approximately 95% complete. More importantly, he stated that the promoter has successfully secured the consents of 54.19% of the allottees. This percentage surpasses the

minimum requirement of 51% majority consents as mandated under the Act and rules.

4. Since these crucial consents have now been obtained, the promoter no longer wishes to proceed with this extension application as per Circular/Order No. 40 of 2022 dated 27.12.2022. This application was initially filed by the promoter because they had not been able to secure the necessary majority consent at that time.
5. Further, the Authority also observed that, given the majority consent is now on record, the project has already been granted an extension. This can be observed from the Extension of Registration Certificate dated 26.05.2025 granted by the Authority, which extends the project's completion deadline to 31.12.2026.
6. As a result, nothing further remains for the Authority to decide in this extension application as per Circular/Order No. 40 of 2022. Thus, the extension application is **disposed of as infructuous**.

Manoj Saunik
Chairperson, MahaRERA